

E. PAULDING ROAD

Declaratory
Improvement Res. No. 1259-1970
XXXXXXXXXXXX

For the Condemnation of right of way for
street purposes across the north fifteen (15)
feet of Lots 1 to 8 inclusive, Oakland
Park Addition.

Resolution Adopted: Feb. 18, 1970

Confirmed: ~~May 7, 1970~~
XXXXXXXXXXXX
March 19, 1970

Bids Received:

Contract Awarded:

Contract and Bond:

Contractor:

Reported Completed:

Assessment Roll Confirmed: May 7, 1970

B.O. 7070

Pavilion Rd.

DECLARATORY RESOLUTION NO. 1259-1970

For the Condemnation of right of way for street purposes across the north fifteen (15) feet of Lots 1 to 8 inclusive, Oakland Park Addition.

PLANS ORDERED:

ADOPTED:

Feb. 19, 1970

ADVERTISE NOTICE TO PROPERTY OWNERS: Feb. 26 & March 5, 1970
Notices mailed March 6, 1970

HEARING ON CONFIRMATION: Thurs., March 19, 1970 3:30 p. m.

CONFIRMED:

March 19, 1970

ASSESSMENT ROLL ORDERED:

March 19, 1970

ASSESSMENT ROLL APPROVED: April 13, 1970

HEARING ON CONFIRMATION

OF ASSESSMENT ROLL: Thurs., May 7, 1970, 3:30 p. m.

NOTICE SERVED:

April 24, 1970

ASSESSMENT ROLL CONFIRMED:

May 7, 1970

Remonstrances filed

May 7, 1970

OFFICE OF
BOARD OF PUBLIC WORKS



FORT WAYNE 2, INDIANA

55-13-1

Date March 19, 1970

B.O. 28-70

To City Engineer

Subject Dec. 1259-1970 Oakland Park Addition

Prepare Assessment Roll of Benefits \$1.00 and Damages \$1.00.

Fred S. Ehrman
Robert W. Dahman
George F. Gable
BOARD OF PUBLIC WORKS

Handwritten: R
#113 170

ic
encl. Reso. & P. O. List

Signed _____

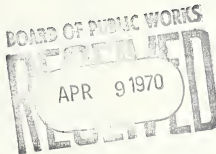
Reply: _____

April 9, 1970

Assessment Roll of Benefits and Damages completed and attached.

Donald E. Bodeker
Donald E. Bodeker
Office Manager

DEB:lc
attachs.



Signed _____

For the ~~Vacation Opening~~ Condemnation of right of way for ~~utility purposes~~ street purposes across the north fifteen (15) feet of Lots 1 to 8 inclusive, Oakland Park Addition.

Resolved by the Board of Public Works of the City of Fort Wayne, Indiana, that it is desired and deemed necessary to condemn right of way for street purposes across the north fifteen (15) feet of Lots 1 to 8 inclusive, Oakland Park Addition.

All as shown by a plan of such proposed ~~Vacation Opening~~ ^{street} Condemnation of right of way for ~~utility~~ purposes as above described, now on file in the Office of the Department of Public Works of the City of Fort Wayne, Indiana. The condemnation of right of way is to be made by condemning and appropriating for street purposes the property described above.

The cost of said ~~Vacation Opening~~ ^{street} Condemnation of right of way for ~~utility~~ purposes shall be assessed against the property beneficially affected thereby.

The property which may be injuriously or beneficially affected by such ~~Vacation Opening~~ ^{street} Condemnation of right of way for ~~utility~~ purposes is described as follows: Lots 1 to 8 inclusive, Oakland Park Addition. Said addition is inclusive to the City of Fort Wayne, Indiana.

All according to the method and manner provided for in an act of the General Assembly of the State of Indiana, entitled "An Act Concerning Municipal Corporations", as approved March 6, 1905 and the provisions of all acts amendatory thereto and supplemental thereof, including the right to bond assessments as in said law ordered.

Assessments if deferred are to be paid in ten equal installments with interest at the rate of five (5)% per annum. Under no circumstances shall the City of Fort Wayne, Indiana be or be held responsible for any sum or sums due from the said property owner or owners, or for the payment of any bond or bonds, except for such moneys as shall have been actually received by the City from the assessments for such property damages as said City is by said above entitled act required to pay. All proceedings had in the making of said improvement, assessment of property, collection of assessments and issuance of bonds therefor, shall be as provided for in said above entitled act and all amendments thereto and supplements thereof.

~~The vacation of the above described~~ shall be subject to an easement for the use of the City of Fort Wayne, Indiana, and other public utilities for the construction and maintenance of sewers, water mains, gas mains, electric pole lines and conduits, telephone and telegraph pole lines and conduits.

All Streets, lots and lands affected by the above described condemnation of right of way for street purposes are situated in the north one-half of Section 30, Township 30 North, Range 13 East and lie wholly within the corporate limits of the City of Fort Wayne, Indiana.

ADOPTED THIS 18 DAY OF Feb. 19 70

Attest:

Secretary Board of Public Works.

Frederick A. ...
Robert W. ...
Board of Public Works.

Board of Public Works, City of Ft. Wayne
(Governmental Unit)To NEWS-SENTINEL Dr.Allen County, Ind.FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines

Head	number of lines	<u>1</u>
Body	number of lines	<u>31</u>
Tail	number of lines	<u>5</u>
Total number of lines in notice		<u>37</u>

COMPUTATION OF CHARGES

37 lines, _____ columns wide equals _____ equivalent lines at 288¢ _____
cents per line \$ 10.66

Additional charge for notices containing rule or tabular work (50 per cent of above amount) _____

Charge for extra proofs of publication (50 cents for each proof in excess of two) _____

TOTAL AMOUNT OF CLAIM \$ 10.66

DATA FOR COMPUTING COST

Width of single column 11 emsSize of type 5½ pointNumber of insertions 2Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date March 10, 1970Title Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana }
Allen County } ss:Personally appeared before me, a notary public in and for said county and state, the undersigned A. M. Hostman who, being duly sworn, says that She is Clerk of the NEWS-SENTINELa DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time 5, the dates of publication being as follows:February 26, 1970March 5, 1970Subscribed and sworn to before me this 10th day of March 1970My commission expires March 8, 1974

NOTICE TO PROPERTY OWNERS
Notice is hereby given by the Board of Public Works of the City of Fort Wayne, Indiana, that on the 18th day of February, 1970, the said Board deeming it necessary, to make certain improvements adopted the following:

DECLARATORY RESOLUTION
NO 1259-1970
Resolved by the Board of Public Works of the City of Fort Wayne, Indiana, that it is desired and deemed necessary to condemn right of way for street purposes across the north fifteen (15) feet of Lots 1 to 8 inclusive, Oakland Park Addition. All as shown by a plan of such proposed Condemnation of right of way for street purposes as above describe, now on file in the Office of the Department of Public Works of the City of Fort Wayne, Indiana.

The cost of said Condemnation of right of way for street purposes shall be assessed against the property beneficially affected thereby.
The Board of Public Works has fixed Thursday, the 19th day of March, 1970, as the date on which remonstrances will be heard and considered from persons interested therein or affected thereby and on said day of 3:30 p.m., the Board will meet at its office for the purpose of taking final action thereon.

FRED S. SHUMAN
ROBERT W. DAHMAN
GEO. F. GABLE
BOARD OF PUBLIC WORKS
ATTEST: Kenneth McGraw, Clerk.
2-24, 3-5.

Claim No. Warrant No.

IN FAVOR OF

\$

On Account of Appropriation for

Appropriation No.

Allowed 19

In the sum of \$

I have examined the within claim and hereby certify as follows:
That it is in proper form.
That it is duly authenticated as required by law.
That it is apparently } Correct
 } Incorrect

I certify that the within claim is true and correct; that the services therein itemized and for which charge is made were ordered by me and were necessary to the public business.

196

TABLE SHOWING PRICE PER LINE AND PER INSERTION FOR

SIZE OF TYPE	11 Em Column (132 Points) Number of Insertions			
	1	2	3	4
5½	.192	.288	.384	.480
6	.176	.264	.352	.440
7	.151	.227	.302	.378
7½	.14	.21	.28	.35
8	.132	.198	.264	.33
9	.117	.176	.234	.293
10	.106	.159	.212	.265
12	.088	.132	.176	.22

Note: Above table is based on a square of 250 ems.

Board of Public Works, City of Ft. Wayne
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

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Total number of lines in notice

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31

5

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cents per line

10.66

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Charge for extra proofs of publication (50 cents for each proof in excess of two)

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Width of single column 11 ems

Size of type 5½ point

Number of insertions 2

Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date March 10, 1970

Title Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana }
Allen County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time s, the dates of publication being as follows:

February 26, 1970

March 5, 1970

Subscribed and sworn to before me this 10th day of March 1970

Notary Public

My commission expires March 8, 1974

Legal Notices

NOTICE TO PROPERTY OWNERS

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NO 1259-1970

Resolved by the Board of Public Works of the City of Fort Wayne, Indiana, that it is desired and deemed necessary to condemn right of way for street purposes across the north fifteen (15) feet of Lots 1 to 8 inclusive, Oakland Park Addition. All as shown by a plan of such proposed Condemnation of right of way for street purposes as above describe, now on file in the Office of the Department of Public Works of the City of Fort Wayne, Indiana.

The cost of said Condemnation of right of way for street purposes shall be assessed against the property benefitarily affected thereby.

The Board of Public Works has fixed Thursday, the 19th day of March, 1970, as the date on which remonstrances will be heard and considered from persons interested therein or affected thereby and on said day of 2:30 p.m., the Board will meet at its office for the purpose of taking final action thereon.

FRED S. EHRLMAN

ROBERT W. DAHMAN

GEO. F. GABLE

BOARD OF PUBLIC WORKS

ATTEST: Kenneth McGraw, Clerk,
2-26: 3-5.

Claim No. Warrant No.

IN FAVOR OF

\$.....

On Account of Appropriation for

Appropriation No.

Allowed....., 19

In the sum of \$.....

I have examined the within claim and hereby certify as follows:
That it is in proper form.
That it is duly authenticated as required by law.
That it is apparently } Correct
 } Incorrect

I certify that the within claim is true and correct; that the services therein itemized and for which charge is made were ordered by me and were necessary to the public business.

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9	.117	.176	.234	.293
10	.106	.159	.212	.265
12	.088	.132	.176	.22

Note: Above table is based on a square of 250 ems.

NOTICE OF IMPROVEMENT

OFFICE BOARD OF PUBLIC WORKS

Fort Wayne, Indiana, March 6, 1970

1259

To.....

.....

You are hereby notified that the Board of Public Works, of the City of Fort Wayne, Indiana, did
pass Improvement/Resolution No. 1259-1970
providing for the Condemnation of right of way for street purposes across the north
fifteen (15) feet of Lots 1 to 8 inclusive, Oakland Park Addition.

All work to be done under aforementioned Improvement Resolution shall be in accordance with the detailed plans, profile and specifications which are now on file and may be seen in the office of the Board of Public Works.

The Board has fixed..... Thursday, March 19, 1970 at 3.30 pm in Conference Room 102
a date and time when they will hear and consider objections or remonstrances from all persons whose property will be affected by the proposed improvement.

You are hereby notified that

Oakland Park Add.

is subject to assessment for said proposed improvement under the Improvement Laws passed by the General Assembly of the State of Indiana, March 6, 1905, and under all acts amendatory thereto and supplemental thereof.

BOARD OF PUBLIC WORKS

ENGINEERING
DEPT. OF STREETS

NOTE 3

DATE February 16, 1970

☐ F.S.E.
☒ R.W.I.
☐ G.F.G.

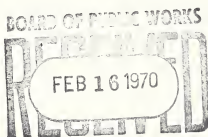
TO: Board of Public Works

SUBJECT: Board Order No. 28-1970

Date _____

We are attaching Declaratory Resolution No. 1259-1970 which provides for condemning right of way for street purposes on the south side of Paulding Road, in Oakland Park Addition.

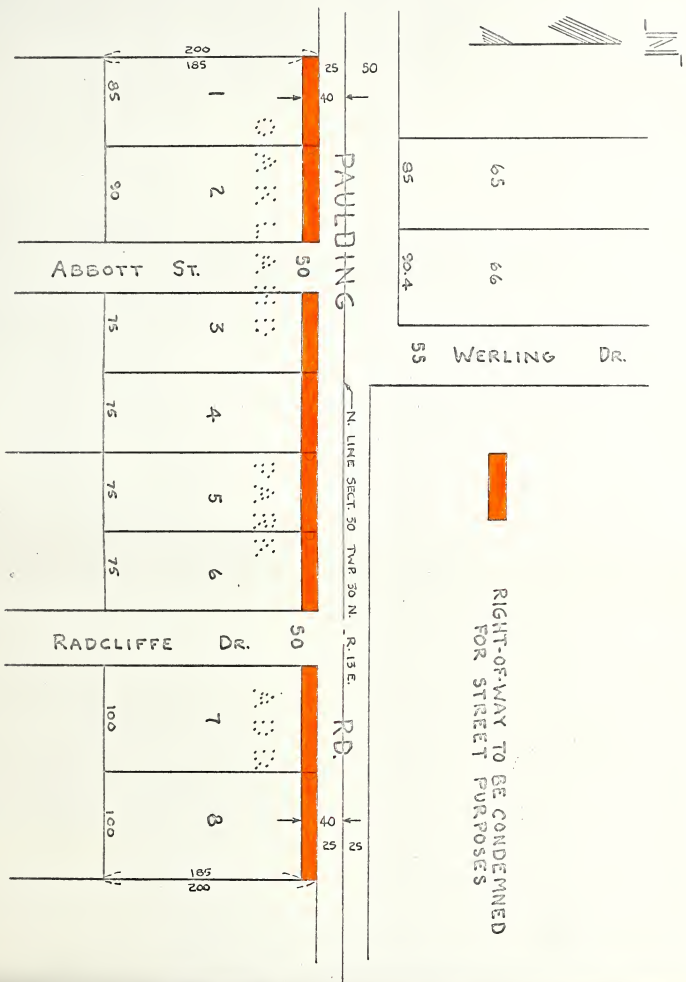
This represents the first of three condemnation resolutions which are necessary in connection with the proposed improvement of Paulding Road. A drawing and property ownership list are also attached.



Donald E. Bodeker
Donald E. Bodeker
Office Manager

DEB:lc
attachs.

1259





DECLARATORY
Improvement Resolution No. **1259-1970** For THE

THE NORTH FIFTEEN (15) FEET OF LOTS 1 TO 5 IN SUBDIVISION



	OWNER'S NAME	
5		
1	ARMSTRONG, SCOTT T. JR. & BARBARA J.	2234 PAUL
2	FOWLER, ROHLAND O. & ALVINA M. L.	-40 PAUL
3	MCINTYRE, WILLIAM E. & ADDIE	2402 PAUL
4	DANIELS, INA M.	2404 PAUL
5	STRASSER, EDWARD G. & GERALDINE D.	2408 PAUL
6	SHAMANOFF, GEORGE & CHRISTINE E.	5730 1/2 AL
7	KORTE, ELMER W. & MARCELLA M.	2416 PAUL
8	SOMMER, RICHARD A. & BETTY E.	2424 PAUL
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DECLARATORY
Improvement Resolution No. **1259-1926** For the CONDEMNATION OF LOT 1 TO E 1/2 ACRES, OAKLAND PARK ADDITION

THE NAME OF THE (S) OWNER OF LOT 1 TO E 1/2 ACRES, OAKLAND PARK ADDITION

\$	OWNERS NAME	ADDRESS	NUMBER OF			DESCRIPTION
			LOT	BLOCK	O.L.	
1	ARRISBROS, SCOTT I. JR & BARBARA J.	2234 PAULING RD.	1			OAKLAND PARK ADD.
2	FARMER, ROBERT O. & ALVIN AL.	2240 PAULING RD.	2			" " "
3	M'INTIRE, WILLIAM E. + ADDIE	2402 PAULING RD.	3			" " "
4	DANIELS, I. N. M.	2404 PAULING RD.	4			" " "
5	STRASSER, EDWARD G. & GERALDINE D.	2408 PAULING RD.	5			" " "
6	SHAMANOFF, GEORGE & CHRISTINE E.	5730 1/2 ANTHONY	6			" " "
7	KORTE, ELMER W. & MARCELLA M.	2416 PAULING RD.	7			" " "
8	SOMMERS, RICHARD A. BENTLEY E.	2414 PAULING RD.	8			" " "
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59	NOTICES MAILED 6-6-26					
60	March 6, 1926					
61	By Cheryl L. Belling					
62						
63						
64						
65						
TOTAL						



BILL-A-PAK
3 - PART LETTER

RECEIVER (ADDRESSEE)
• WRITE YOUR REPLY IN SPACE MARKED "REPLY"
• KEEP PINK COPY FOR YOUR FILE
• MAIL WHITE COPY TO SENDER

THE BILL-A-PAK CO., MPLS., MINN. 55408

J. ROBERT ARNOLD
CITY ATTORNEY

1120 LINCOLN TOWER

FORT WAYNE, INDIANA 46802

MESSAGE

REPLY

TO

Bob Myers

SUB

Fowler, et al

DATE

7/9/70

FOLD

vs. City

Can you get a response from somebody
at Board of Public Works to the
enclosed memo?

BY

Lee Eilbacher

DATE:

7/16/70

Lee

The assessment will very based
on it for \$. The parties
received ce. new 40'
street without cost. Wait
people (or the developer) pay
for streets. They got this
for nothing. Is this worth
the loss of the ground? Yes?
Everything else appears to
be regular. At The City
paid only because increased
traffic made the improvement
necessary.

FOLD

BY

Bob Myers

ADDRESSEE: Write Reply, Return this Copy

MEMORANDUM

TO: Board of Public Works

FROM: Leonard E. Eilbacher
Associate City Attorney

DATE: June 3, 1970

RE: Rohland Fowler, Alvina Fowler, Elmer Korte, Marcella Korte,
Scott Armstrong, Barbara Armstrong, William McIntyre,
Addie McIntyre

vs.

City of Fort Wayne, Indiana

In the Allen Superior Court - Cause No. 101256

These plaintiffs from Oakland Park Addition are appealing from Improvement Resolution No. 1259-1970 claiming damages as follows:

Lot No. 2	1220.00
Lot No. 7	800.00
Lot No. 1	1255.00
Lot No. 3	1025.00

They attach the appraisal computations of Ed Knake to support the damages claimed.

Please advise of any grounds of defense known to you other than on the issue of damages, as well as any suggestions for support of the Board's assessment of damages.

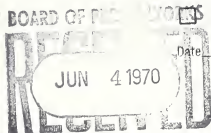
Leonard E. Eilbacher

LEE/bjp

cc: J. Robert Arnold

NOTED

F.S.E.
R.W.D.
G.F.G.



MEMORANDUM

TO: Board of Public Works

FROM: Leonard E. Eilbacher
Associate City Attorney

DATE: June 3, 1970

RE: Rohland Fowler, Alvina Fowler, Elmer Korte, Marcella Korte,
Scott Armstrong, Barbara Armstrong, William McIntyre,
Addie McIntyre

vs.

City of Fort Wayne, Indiana

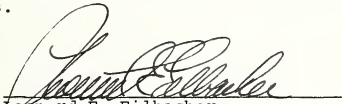
In the Allen Superior Court - Cause No. 101256

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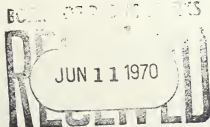
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the damages claimed.

Please advise of any grounds of defense known to you other than
on the issue of damages, as well as any suggestions for support of
the Board's assessment of damages.


Leonard E. Eilbacher

LEE/bjp
cc: J. Robert Arnold



E. PAULDING ROAD

Declaratory
Improvement Res. No. 1259-1970
XXXXXXXXXXXX

For the Condemnation of right of way for
street purposes across the north fifteen (15)
feet of Lots 1 to 8 inclusive, Oakland
Park Addition.

Resolution Adopted: Feb. 18, 1970

Confirmed: May 7, 1970
XXXXXXXXXXXX
March 19, 1970

Bids Received:

Contract Awarded:

Contract and Bond:

Contractor:

Reported Completed:

Assessment Roll Confirmed: May 7, 1970



REMONSTRANCE AGAINST ASSESSMENT OF
BENEFITS AND DAMAGES

Comes now the undersigned, residents and owners of the following described property:

Lot 1, Oakland Park Addition, to the City
of Fort Wayne, Allen County, State of Indiana,
more commonly known as 2234, Paulding Road,

and remonstrates against the assessment of benefits and damages determined by this Board, made against the above noted property, and concerning the condemnation of right-of-way for street purposes across the North 15 feet of said lot.

The undersigned remonstrates for the following reasons:

1. That the widening of Paulding Road is not a benefit to said property but is a detriment; that said fact is supported by the opinion of a duly licensed real estate appraiser.
2. That said widening of Paulding Road will be a detriment to said property in that the closer proximity of the road will adversely effect the value of said property.
3. That the undersigned is losing over one thousand (1,000) square feet of property; all to his detriment.
4. That the opinion of a duly licensed appraiser is contrary to the assessment of this honorable Board; said opinion attached hereto, marked Exhibit "A", and is fully incorporated herein as if set out fully.
5. That within the fifteen (15) feet being condemned by the City, there are numerous trees which will become the property

of the City of Fort Wayne, and lost to the undersigned.

The foregoing list represents the most cogent reasons for this remonstrance and is not to be interpreted to be a complete and final listing of the undersigned's objections.

The undersigned further requests this Board to disapprove the original assessment of benefits and damages and revise such to correspond with the opinions presented in Exhibit "A".

Mrs. Barbara Armstrong

Steve T. Armstrong, Jr.

The undersigned certifies that this Remonstrance was presented to the Fort Wayne Board of Public Works at the Public Hearing duly scheduled for said purpose.

Stephen E. Lewis
Stephen E. Lewis

EXHIBIT "A"

Ed. C. Knaake, Realtor, Appraisal Reports
May 4, 1970, Ft. Wayne, Ind.

2416 Paulding Road - Elmer Korte

Lot 100' x 200' @ 40.00 per front foot = \$4000 - Lot
\$4000 ÷ 20000 sq ft = .20 per sq. ft.

15' x 100' = 1500 square feet taken = \$300 -

Proximity damage to improvements 500

Taking and damages to residue \$800 -

2402 Paulding Road. Wm McIntyre

Lot 75' x 200' = 15000 square ft value \$3750

75' x 15' = 1125 square feet taken @ 20 = \$225.00

Trees - chestnut oak, white oak, hickory 300.00

Proximity damage to improvements 500.00

Total damages and taking \$1025.00

2240 Paulding Rd. Rohland Fowler

Lot 90' x 200' = 18000 square feet -

Value @ 50.00 = \$4500.00

15' x 90' = 1350 square feet @ 20 = \$270.00

2 at bar vitae - \$50.00

4 hickorys 400.00

Proximity damage 500.00

270 sq. ft. taken 270.00

Total damages and taking \$1220.00

2234 Paulding Rd. Scott Armstrong

Lot 85' x 200' = 1700 square feet. =

85' x 15' = 1275 sq ft.

255.00

500.00

2 hickory, 1 elm, 2 oaks -

500.00

Proximity damage to improvements

1255.00

Total taking and damages -

EXHIBIT "A"

These estimates of value of taking and damages are supported by estimates of value of real estate based on market value.

Ed. C. Knaake, appraiser

HOGG, CHRISTOFF, SNOUFFER & HALLER
ATTORNEYS AT LAW
1008 FORT WAYNE BANK BLDG.
FORT WAYNE, INDIANA 46802

1259

REMONSTRANCE AGAINST ASSESSMENT OF
BENEFITS AND DAMAGES

Comes now the undersigned, residents and owners of the following described property:

Lot 2, Oakland Park Addition, to the City
of Fort Wayne, Allen County, State of Indiana,
more commonly known as 2240, Paulding Road,

and remonstrates against the assessment of benefits and damages determined by this Board, made against the above noted property, and concerning the condemnation of right-of-way for street purposes across the North 15 feet of said lot.

The undersigned remonstrates for the following reasons:

1. That the widening of Paulding Road is not a benefit to said property but is a detriment; that said fact is supported by the opinion of a duly licensed real estate appraiser.

2. That said widening of Paulding Road will be a detriment to said property in that the closer proximity of the road will adversely effect the value of said property.

3. That the undersigned is losing over one thousand (1,000) square feet of property; all to his detriment.

4. That the opinion of a duly licensed appraiser is contrary to the assessment of this honorable Board; said opinion attached hereto, marked Exhibit "A", and is fully incorporated herein as if set out fully.

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Richard O. Fowler

Alvin M. Fowler

The undersigned certifies that this Remonstrance was presented to the Fort Wayne Board of Public Works at the Public Hearing duly scheduled for said purpose.

Stephen E. Lewis
Stephen E. Lewis

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Ed. C. Knake, Realtor, Appraiser, Reports
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\$4000 ÷ 20000 sq ft = .20 per sq. ft.

15' x 100' = 1500 square feet taken = \$300 -

Proximity damage to improvements \$500

Taking and damages to residue \$800 -

2402 Paulding Road. Wm McIntyre

Lot 75' x 200' = 15000 square feet value \$3750

75' x 15' = 1125 square feet taken @ 20 = \$225.00

Trees - chestnut oak, white oak, hickory 300.00

Proximity damage to improvements \$500.00

Total damages and taking \$1025.00

2240 Paulding Rd. Rohland Fowler

Lot 90' x 200' = 18000 square feet -

Value @ 50.00 = \$4500.00

15' x 90' = 1350 square feet @ 20 = \$270.00

2 atbor vitae - \$50.00

4 hickorys 400.00

Proximity damage 500.00

270 sq. ft. taken 270.00

Total damages and taking \$1220.00

2234 Paulding Rd. Scott Armstrong

Lot 85' x 200' = 1700 square feet. =

85' x 15' = 1275 sq ft.

255.00

2 hickory, 1 elm, 2 oaks -

500.00

Proximity damage to improvements 500.00

Total taking and damages -

1255.00

EXHIBIT "A"

These estimates of value of takings and damages are supported by estimates of value of real estate based on market value.

Ed. C. Knake, appraiser.

REMONSTRANCE AGAINST ASSESSMENT OF
BENEFITS AND DAMAGES

Comes now the undersigned, residents and owners of the following described property:

Lot 3, Oakland Park Addition, to the City
of Fort Wayne, Allen County, State of Indiana,
more commonly known as 2402, Paulding Road,

and remonstrates against the assessment of benefits and damages determined by this Board, made against the above noted property, and concerning the condemnation of right-of-way for street purposes across the North 15 feet of said lot.

The undersigned remonstrates for the following reasons:

1. That the widening of Paulding Road is not a benefit to said property but is a detriment; that said fact is supported by the opinion of a duly licensed real estate appraiser.
2. That said widening of Paulding Road will be a detriment to said property in that the closer proximity of the road will adversely effect the value of said property.
3. That the undersigned is losing over one thousand (1,000) square feet of property; all to his detriment.
4. That the opinion of a duly licensed appraiser is contrary to the assessment of this honorable Board; said opinion attached hereto, marked Exhibit "A", and is fully incorporated herein as if set out fully.
5. That within the fifteen (15) feet being condemned by the City, there are numerous trees which will become the property

of the City of Fort Wayne, and lost to the undersigned.

The foregoing list represents the most cogent reasons for this remonstrance and is not to be interpreted to be a complete and final listing of the undersigned's objections.

The undersigned further requests this Board to disapprove the original assessment of benefits and damages and revise such to correspond with the opinions presented in Exhibit "A".

William E. McIntyre

~~The undersigned certifies that this Remonstrance was presented to the Fort Wayne Board of Public Works at the Public Hearing duly scheduled for said purpose.~~

Bddie McIntyre
~~Stephen E. Lewis~~

EXHIBIT "A"

Ed. C. Knake, Realtor, Appraisal Reports
May 4, 1970, Ft. Wayne, Ind.

2416 Paulding Road - Elmer Korte

Lot 100' x 200' @ 40.00 per front foot = \$4000 - Lot
\$4000 ÷ 20000 sq ft = .20 per sq ft.

15' x 100' = 1500 square feet taken = \$300 -

Proximity damage to improvements 500
Taking and damages to residue \$800 -

2402 Paulding Road. Wm McIntyre

Lot 75' x 200' = 15000 square feet value \$3750

75' x 15' = 1125 square feet taken @ 20 = \$225.00

Trees - chestnut oak, white oak, hickory 300.00

Proximity damage to improvements 500.00

Total damages and taking \$1625.00

2240 Paulding Rd. Rohland Fowler

Lot 90' x 200' = 18000 square feet -

Value @ 50.00 = \$4500.00

15' x 90' = 1350 square feet @ 20 = \$270.00

2 atbor vitae - \$50.00

4 hickorys 400.00

Proximity damage 500.00

270 sq. ft. taken 270.00

Total damages and taking \$1220.00

2234 Paulding Rd. Scott Armstrong

Lot 85' x 200' = 1700 square feet. =

85' x 15' = 1275 sq ft.

255.00

2 hickory, 1 elm, 2 oaks -

500.00

Proximity damage to improvements 500.00

Total taking and damages -

1255.00

EXHIBIT "A"

These estimates of value of taking and damages are supported by estimates of value of real estate based on market value.

Ed. C. Knake, Realtor

REMONSTRANCE AGAINST ASSESSMENT OF
BENEFITS AND DAMAGES

Comes now the undersigned, residents and owners of the following described property:

Lot 7, Oakland Park Addition, to the City
of Fort Wayne, Allen County, State of Indiana,
more commonly known as 2416, Paulding Road,

and remonstrates against the assessment of benefits and damages determined by this Board, made against the above noted property, and concerning the condemnation of right-of-way for street purposes across the North 15 feet of said lot.

The undersigned remonstrates for the following reasons:

1. That the widening of Paulding Road is not a benefit to said property but is a detriment; that said fact is supported by the opinion of a duly licensed real estate appraiser.
2. That said widening of Paulding Road will be a detriment to said property in that the closer proximity of the road will adversely effect the value of said property.
3. That the undersigned is losing over one thousand (1,000) square feet of property; all to his detriment.
4. That the opinion of a duly licensed appraiser is contrary to the assessment of this honorable Board; said opinion attached hereto, marked Exhibit "A", and is fully incorporated herein as if set out fully.

The foregoing list represents the most cogent reasons for this remonstrance and is not to be interpreted to be a complete

and final listing of the undersigned's objections.

The undersigned further requests this Board to disapprove the original assessment of benefits and damages and revise such to correspond with the opinions presented in Exhibit "A".

Emmer H. Forte

Marcella M. Forte

The undersigned certifies that this Remonstrance was presented to the Fort Wayne Board of Public Works at the Public Hearing duly scheduled for said purpose.

Stephen E. Lewis
Stephen E. Lewis

EXHIBIT "A"

Ed. C. Knaake, Realtor, Appraisal Reports
May 4, 1970, Ft. Wayne, Ind.

2416 Paulding Road - Elmer Korte

Lot 100' x 200' @ 40.00 per front foot = \$4000 - Lot
\$4000 ÷ 20000 sq ft = .20 per sq. ft.

15' x 100' = 1500 square feet taken = \$300 -

Proximity damage to improvements 500

Taking and damages to residue \$800 -

2402 Paulding Road. Wm McIntyre

Lot 75' x 200' = 15000 square feet value \$3750

75' x 15' = 1125 square feet taken @ 20 = \$225.00

Trees - chestnut oak, white oak, hickory 300.00

Proximity damage to improvements 500.00

Total damages and taking \$1025.00

2240 Paulding Rd. Rohland Fowler

Lot 90' x 200' = 18000 square feet -

Value @ 50.00 = \$4500.00

15' x 90' = 1350 square feet @ 20 = \$270.00

2 atbor vitae - \$50.00

4 hickorys 400.00

Proximity damage 500.00

270 sq. ft. taken 270.00

Total damages and taking \$1220.00

2234 Paulding Rd. Scott Armstrong

Lot 85' x 200' = 1700 square feet. =

85' x 15' = 1275 sq ft.

255.00

2 hickory, 1 elm, 2 oaks -

500.00

Proximity damage to improvements 500.00

Total taking and damages -

1255.00

EXHIBIT "A"

These estimates of value of takings and damages are supported by estimates of value of real estate based on market value.

Ed. C. Knaake, appraiser.

HOGG, CHRISTOFF, SNOUFFER & HALLER

ATTORNEYS AT LAW

1008 FORT WAYNE BANK BLDG.

FORT WAYNE, INDIANA 46802

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